

June 2011

KALC

**Reporting Dates:**

Management Board

- 7<sup>th</sup> & 21<sup>st</sup> September
- 5<sup>th</sup> - 9<sup>th</sup> October
- 2<sup>nd</sup>, 16<sup>th</sup> and 30<sup>th</sup> November

Working to a timetable of a draft report on options & recommendations going to  
21st July management board

**Reports for Leagues:**

draft finalised and distributed 18/07/11

Leagues Group : 24th November 2011

Abstract : 12<sup>th</sup> Oct 2011 - Final Report  
5th Jan 2012.

f1.5 million

Options for both Leisure & Academy size, construction  
split, design options & component facilities  
Site plan options including realistic appraisal of  
perimeter housing.

Issues for  
13/06/11 →

Site Survey ; advice on noise from Planning ; facilities in  
School & Leisure Centre ; how to engage with Greenwich  
Leisure ; mitigation strategy in moving facilities ; new  
ability ? from capital contribution

External landscaping identified in next version of site plan + price required for improvements.

SPO lays out clear expectations

Paid for from FCS's capital + revenue budget not from within KCC funding

13<sup>th</sup> June:

- Communications strategy
  - including relationships with Cllrs + partners on local level.
- External landscaping costs price for improvements
  - Relationship between different parties
    - FCS; Planning; Property Services; Tributary PFS; Oldridge foundation
- Reporting deadlines can these be met within the current timetable?

new School officer groups:

-o covers all the different establishment of schools in the borough

£353,000 budget for recruitment of Head Teacher, x2 deputy head teachers, ICT for school and night payroll for Peter Grindberg? Is to check this out.

Point & consultant rates      Dean Hall - School Improvement

Ian Higgs - Director of School Improvement in Standards in HOF and RBKC.

Karen Turner

Jane Baddey - Head of Library Service

→

13/06/11

KSCC

- Peter Castle Minutes - agreed
- Peter Wright
- Peter O' - minutes rising -
- Rebecca N. - ⑥⑦ sent draft back to PW
- Chris Maber - Heads of Terms being drafted subject to Maber and Martin f other discussions to be later.
- Jane Trickey - no update on land ownership which is still in dispute
- Jane S - no further documents or pieces that lie in between
- Workshop Toolkit - Land we do own.
- Anna Vardon - PW to take forward.
- ⑦ to attach e-mail ⑩ sent about KSCC with minutes

ITEM 3

- PW met surveyors to discuss project
- Surveyor will visit on site within x2 weeks
- Group noted difficulties in surveying sites that are already occupied
- Boundary lines must be undertaken within 6m grid

## → legal support on contracts

Paul O'Reilly been supporting to date

PW to meet OW to discuss support; permission required for external visitors

ITEM 4

- Commissioning architect - open notice
- 200 firms expressed an interest
- Ring to interview first week in August appoint end of August
- Signed off by ODS in August allows to make plans aware of timetable.
-

- Jonathan Park design champion for LKLC  
PT to discuss with JG report back to PW  
on role of planning and design champion
- If a dev. committee decides not to go ahead can go back to P/S route
- Noise - no expectation for a developer to mitigate existing properties  
(causes) - D&G of school to take measures to minimise noise from school
  - noise is not a factor for planning to existing houses
  - designs of school will mitigate noise
  - communication to include this issue and/or any communication with residents
- PW to come back to group on CHP
- JT to talk to FMO about ~~new~~ <sup>existing</sup> tower being built as group

- External Landscaping - included in brief for architects  
will be priced in brief
- will not be extensive landscaping of walkways in forecourt area
  - who will pay for landscaping?
  - Basement of Garfield Tower - conversion to residential or light business use to be considered JG to take forward once can Anstey (CIA)

## Library - Jane Patty

our C approached Western Foundation to find a library on Kosc site

### Issues

- cost to replace current library @ Leekbrook Rd
- dual use between school & public
- advantages + disadvantages
- current library on Leekbrook Rd expensive to run  
not a great building
- Political issues closure of library transfer to new location
- Can a dual use library be used as a public library  
is used in terms of opening and access
- 1000 sq/m would be required
- Decision to be taken over next few weeks on whether  
to progress this as part of Kosc
- 

### ITEM 5

- PR to set up sub-group on leisure centre specification  
with property services. **SLC** **Access**
- PR view that control of leisure centre will not vary considerably
- Leisure offer needs to be **agreed** with input from  
Greenwich Leisure, consultation with users & **local** residents
- Shared services with school & leisure centre -
  - (PR) to put it up with fees (Peter Ballouy)
  - (RM) to identify academies where shared services have  
been undertaken arranged visits
  - (PR) to arrange meeting with SLC & academy to  
discuss services map out between school & leisure  
help design of both buildings

- mitigation strategy for temp movement of leisure facilities.

leisure services to take forward plan for moving clubs to alternative locations, advice & info.

- x3 facilities:

x1 exirement office empty

x1 supported by x3 plans to be cleared/locked after children to be accommodated  
x1 seila deposit - PR to take forward location / within young persons service

- 2012 Just vacant possession of school & leisure centre site  
SOS Sept 2012

#### 17846 Communication

See attached papers: RV of e (tribal)

(x1 Drop in session 26/08/11)

x1 planned a potential consultation events

→ Proceedings to be noted through fpa on Academy website update & additions

→ Our role will be to circulate and sit @ tables with offices

→ London communications agency:

x2 phases

x1 to December 2011

x1 from December - ~~January~~ planning 2012

o Central Board for distribution in x2 weeks

o Putting together a product & ~~Elec~~

communications strategy - groups to read, feedback to

(M) & (CM) with any communications

o Newsletter to be circulated to groups for comment

o Academy website to be linked to updated council subpages

- Communication to be a suite of measures website, newsletter, posters, fairs groups, e-mail alerts local papers
- Support - See representatives required for design team to be advertised in newsletter
- MF to coordinate & representatives from RBKC with newly established foundation & local representatives MF to go back to RV.
- RV vision statement & ethos agreed by end of June 2011
- Recruitment for principal over 2013
- Press release June 2011 good news on funding for schools end of consultation programme.

ITEM 7

for: Francis O'Connor

Release info from minutes of previous EAC meetings

E-mail address:

~~██████████~~ kaiengquiries@rbku.gov.uk

[ matt crawler & Peter Bradbury to cover as  
administrators till programme management sorted  
Pressbox will also pick up if know one has  
answered in a while.  
Angela B will also cover.

### Peter Bradbury

20/06/11 - drop-in session went well

25/06/11 - resident session showing lessons for residents  
& Sneyd cover

→ public meeting?

→ E-mail contacts who write to us about how  
should get newsletter.

→ Design Team appointment:

- Lister to be offered chance to be on design  
team appointment panel
- Rod Sturge also offered opportunity to also be  
on panel
- Dof E could also be invited to be on the back  
row - travelled to tribal it would be PFS  
have could come along to give comments  
PFS liaise with Peter Wright

→ Design user group: Peter Longe agreed it for  
leisure centre

Shared Services - debate between Health + Education  
o possible pink points

Education achieving its key stages  
Sports not required for school regardless

NSOP - New School Ofices Programme Group  
↳ progressed into

~~major Capital Project Board~~  
! Nicholas Hogate to chair

KACC programme board report to go  
to Major Capital Project Board to feed into  
this group

→ ej to contact Nicolas Hogate does he want to  
meet me for coffee or have a walk around to  
discuss KACC

→ Peter to report to - Ian Cleary - Director of Schools  
↳ HOF + RBTCC  
Diane Hall - Head of School  
Improvement

!  
Peter to report to Diane

✓  
to report to ej on Education perspective.  
for KACC

Sally Dawson + Peter Clarke - Aldridge foundation  
↳ &

Director of Academies Communication

### Agenda Items:

- Academy update
  - funding agreement
- Revisit location of school / leisure centre.
  - explain rationale for and against
  - revisit cabinet decision of July committing to leisure centre
- Feedback from Peter Range on leisure centre / Standardised Education design group
  - Rd
  - Design user group
- Feedback: short listing
- Academy consultation what next ?
- Resident design panel
- Communication plan September
- Presentation Day 15/03/11
  - Workabout day
  - Competition
- Resource allocation

PR  
DT  
SB

SB

Planning

Penelope Tonkin

- o submissions properly handled when the returns planning function was involved in looking at proposals or marking
- Energy centre work on renewable energy Penelope signed off proposal
- Have Education seen clear proposals as well? Leisure
- o Function to be designated design champion Penelope will designate
- o Leisure centre options - general - government  
- knock down & start again  
- Is the government strong enough needs revisiting in preparation for design outcomes and costings and November report to trustees  
- If we are going to build a new leisure centre and potentially go for more money if there are not enough members have to have been made fully aware of the alternative

Property Services: Steve Bell.

# 15<sup>th</sup> signs for interviews

- 34 completed on design side
- 13 completed on client side

gives feedback on those successful & unsuccessful

30% cost

70% quality / 50% of quality & presentation

- I.T.T. due back on 10/08/11

- Presentation: design feasibility study  
Evaluation to be assessed 50% of presentation

- Quantity Surveyor to do an evaluation of technical side of schemes

- critique of design solutions - planning dept. available from 15/08/11

- cost of scheme to be available for 15/08/11

- Panel review : Leader

- Cllr coxbridge
- Cllr campbell
- Steven Bell
- Peter Lawrence

stevenage founders

- Anna Johnson
- Planning
- Libby Beck

\*G a army centre booked out all day

Cllr 1 2

Cllr 5 7

I.T.T. due 2nd August

MCS & TELs + Q+A + venue for questions  
meeting to be held really

Design user group:

Royal big issue to be discussed

Surveys to be completed by end of July

Problems persist with legal

Sharp Practice appointed as cultural legal advisers

On programme to go to December cabinet

o programme manager appointed to work with

Peter Knight or KCC & Roger Else & Marlborough  
School

design crash

05/07/11

o Scoring out of pros for project set out much  
more clearly

o £1.5m design stage 5

o Confident £20m can deliver a new leisure centre

o Design user group (GCC) Greenwich Leisure

To discuss

~~work~~

- 10/08/11 management board have in agenda
- Consultation with residents via Gardner request
- Feedback to B&Q representatives. Too said people were upset about PQQ process seems in a rush.
- W 10/08/11:
  - Date of interview of 5/01
  - Independent consultancy architects to advise design panel how best may to do this. Ruths.
- 5 designs to undertake a P&A 12/07/11 on site
- Tenders back 10/08/11
- costed element - quantity surveyor
- design solution - design champion
- technical questions - representatives from each department
- Presentation date?
- Panel - TBCs for Sidcup foundation  
<sup>Planning</sup> (advisors) - Planning team. Partnership Leader or Cllr C.  
Property Services
- facilitated by property services

10 days between decision and appointment  
Area published - contract award notice

~~dates~~

- Sept/Oct newsletter for ERS
- December exhibition in leisure centre
- Nov/Dec newsletter for ERS

Things to do

Organising meetings for forum

Wednesday in SMS community room

- invitation to 9th September Antibiotics interview  
Panel Leader etc  
Press Office in attendance  
Book room for meeting

Get more know/revised timetable for cabinet  
Leader etc.

Arrange Antibiotics first meet in September  
Show & tell for 6 shortlisted

Minutes from programme board

Report to 10th SMS Highlight Report.

Minutes from Residents' know meeting

18/07/11

Book SMS room ~~for~~ on Saturday every month for  
your attack

- to take a survey & run highlight your past  
Peter Brabbing 1/1 also right in nucleus dialogue  
before it goes to Margaret Bond

all cash

27/07/11

Tir - barang

string statements 2012 for leisure

- o Road + open space
  - non vehicle traffic go back @ local meeting
  - urban green law do an area design & effect of route away

- o open space
- o Leisure - all cash less through bids

process

- {
- 23/24 August bid assessment
- 4th interview dates
- 26<sup>th</sup> Sept appoint

→ library - location <sup>current to speak to June 5.</sup>  
 come from 1.5 radius to leisure centre

→ mitigate costs of provision  
 raised e governance forum

→ design new town guidance.

Leisure centre

Ayenda items:

leisure - plan R / cash

- design new grows
- mitigate costs of leisure provision
- use of open space.

library - J.B.

- no funding identified & present
- location school / leisure centre

Steve Bell

- o Peter Wright has support from Ministry (administration & project management for Paper Hill + Marlborough)

a 23/24 or August

split into x3

x1 PS

x1 design - planning      ej to ask Jonathan a Pendle  
x1 residential evaluation

Peter Godfrey, architect

SB

- o Wait be there for 8/09/11
  - o PN to attend with MACE
  - o our Lightfoot wanted time to review the tenders  
by the day go to reviewers panel  
fixed price against resource schedule  
not based on % of cost of project
  - meeting - our Lightfoot      to invite ej  
- our courage
  - Nicholas ~~Hogarth~~ Hogarth
  - Michael Clarke
  - Steve Bell / Peter Wright
- o Surveys nearly complete will be finished by mid August
  - o Senior Project manager - Paul Snoddy  
8/09/11 will merge ✓ Peter Wright.

## Peter Bradbury

- Ian Higgs - take one from Rebecca Nalbans
- will come to meet me and give brief meeting  
16/08/11
- Capital Projects Group will cover brief @ a strategic level - Nicolas Hargate chair.
- Design Team appointment - PB to attend for 23/24 on request education and brief our campbell
  - o Peter's brief note
  - o to brief our courage
- Education worried about space standards on school PB has discussed with Rana & PJS.
- Community Consultation:
  - o tribal discussions with pupils, parents, schools etc.
  - o Sponsorship Group brief meeting 13/10/11
- ? - Our aim we see CCA overall communication strategy for ERNE
- Standing items - School in update PB visit to chosen secondary (concept)
  - o communication plan draft of
  - o Update on communication strategy
  - o Sept/Oct news letter
  - o Leaflet drop - for 6/09/11
  - o Press release for winning bidder.
  - o Let schools know about meeting dates
  - o trace form

## Things to do

Visit of Chelsea Academy for KCC Residents forum

Sept 23/24<sup>th</sup> - Chelsea Academy maybe able  
to use their bus. to take  
resident down to do it.

- \* o Pick members of KCC Residents forum
- \* o Let them know about the ~~dates~~ of KCC forum
- o Let C. Daffy etc. know about visit to  
Chelsea Academy 23/24<sup>th</sup> of September
- \* o Leaflet drop ~~go~~ residents to let them know  
about 6 shortlisted designs 12/09/11  
Resident feedback sheets / SS to take forward.
- o Brief our committee on interview {  
Peter S  
Peggy Evans  
Leanne  
Peter S to brief our committee }  
with P.W. to discuss
- o Do agenda for 16/08/11

## Kate Programme Board

6/08/11

- > Road or not a road
- > 19/10/11 attend Friends of Seaford meeting<sup>1st</sup>
- > 27/09/11 visit to Chelsea Seaford
- > Website for Friends of Kate Seaford? Ian Higgs suggested it might a good idea
- > assumption on playground as it demanded?
  - Land charges - currently £100
  - Planning have assumed that it wasn't intended nursery uses play area needs to be considered
    - Peter Range wants to make sure it isn't discounted because it's too difficult to do.
- > Seaford - could be a winner policy in the paper - could be a good compromise  
if a PR to pick up
  - ↓
  - unitarian design

-> aspire to Everyone open space

-> PT to set up meeting with x3 cars + spaces to expand  
Peter Grant  
Chair of SPD County  
invite N. Hodgeon  
N. Clark

31/08/11

Stover Inn

KACC Property

- o x2 briefings to all committee 31/08/11
- o x1 meeting about finance on KACC annualised financial info.
- o Legal support for development agreement property issue.
- o Planned independent legal advice. Sharp Park Ranch support into getting into contracts with designers and professional teams
- o Meet David Lunney - Director of Manc. facilitator for the day meeting with officers and members closer to David  
Programme Management of property services  
get 3rd party consultants to property programme.  
£15m capital programme - savings estimated £3m  
cost capped monthly
- o Change control form Programme QM will be responsible for monitoring this so it can monitor cost creeps and changes to budget.

2109/11 March K

- Response to Peter Mattock  
UK to draft a letter to PM.
- Concerned about changes return day 12<sup>th</sup> Sept.
- Feedback from D&G using GCL for specification
- Steering meeting on 6/09/11 and can paper train
- Salerite library provision in leisure centre.

### Things to do

1. Agree agenda & papers for local programme board  
18/10/11
  - o budget
  - o communications young people
  - o strategy
2. Settle £10 partnership sponsor grant  
19/10/11
3. Agree and send out agenda and papers for Resident forum meeting on 26/10/11
4. Draw distributions of newsletter to all residents and interested parties
5. Agree papers - highlight report for management board 19/10/11
  - to have first draft of paper for boards by 02/11/11
6. Keep under watch budget report for £1.5m need to see monthly (quarterly) projections & spend to ensure we have enough money
7. Review Specification - it could charge different facilities (Sustainable Living Model)  
what are issues facing the Specification and?

11/10/11 Cllr Ash.

- o Bi. borough transition team who is going to put up the projects such as RCC
- o our group will be to run it
  - invite members to do presentation
  - discuss operational issues
  - have your say
  - cllr Ash to do agenda with GCL
  - have to advertise being on the new group
    - bi. monthly or quarterly to be decided
    - leaflets, posters on site invite people who've expressed an interest before.

→ Cost of centre

→ Sustainability of centre

- Health needs of North of Borough
- Self-sustaining
- Energy efficient

o facilities + mix

- Gymnasium against other facilities
- Catchment area - recruitment who will come
- Leisure pool - size up for debate  
size, usage

Have info on sq/m cost of fuel + elec.

12/10/10

Steven Bell

- Information from leisure services for committee report.
  - forecast per current leisure users
  - future planning from users / local community
  - Business case for new centre
    - See expectations for merging centre
  - Description of user areas got now
    - cost, use, contract price
  - Projection of cost new facilities
    - Revenue + capital for first 5 years of facility - SLC
  - ~~Energy~~
  - Size of facility compatible

- focus people's mind on having plan as complete on committee report.

Peter A.

16/11/11

- Attendees for leisure & culture Steven Peter A. Llewellyn.
  - 24/10/11 Rev 3 Unrest.
  - 12/12/11

- Joint digest on property to go through report alc. 7/11/11

Digest 10/11/11

Meeting with Peter A.  
Llewellyn  
Steven

Cabinet Paper ready 5/12/11

|| → appt ||

12/10/11 Karen SRO Core Group

Peter Wright

Paul Brodby

Simon Cash - apprentices

• 18.

Policy Studies

→ Report from Core Group on decision making  
key performance indicators for project reviewed every month

→ Report to Core Groups with timelines of actions  
→ Resource requirements and stakeholders

\* 5 key areas

- Academy

- CHP

- Leisure centre

- Residential

- Public realm

→ Briefing meeting on design 25/10/11

→ 10,400 sq/m Aldridge foundation area 88.98

→ Applegardens cost base option

→ Artistic unit 400 sq/m

→ Cost of public realm adoption of road

?  
playground

→ Residential

→ CHP - capital cost £3.7 m

7% 6.9% return

→ Depol - layout location

Residents from

26/10/11

Agenda

1. feedback from PEG.
2. Design - Studio E
3. Leisure centre user group  
2/11/11
4. Visit to Chelsea Academy  
arrange for now.

Programme Board:

Comments

- o architects past cabinet decision
- Studio E done lots of work on dealing with parents & schools, and pupils

## ICELASH

08/11/11

→ leisure user groups

30 attendees

30/40 attendees against reduction in 83m pool

Working with ELL to work with leisure users.  
need to make the offer better!

- Revenue

- New facilities for new users

→ do revised P&A that answers points raised

→ raise political profile with Cllr & our PB.

→ Get out to early morning swim crowd to talk to them about the offer and alternatives

→ open day in Jan / Feb

→ leisure team going to meet users separately

→ communications plan for leisure

- LCC, leisure, media

→ press release, info in leisure centre

- Site on website

- Direct to leisure users

ICELASH co-co to digest to explain to exec what happened and what can/need to do

108/11/11

Steven Bell

- agenda setting
- Prevalent ~~target~~ Tower progress to be made
- CAP - MC raised since Jonathan Rose  
- raise a programme board opportunity to exclude this from scheme  
- Max problem doing a check on assumptions made by Expedient  
- need to raise a programme board low for and has expensive CHP needs to be in planning

→ know what did you give for residential

[→ de-risk planning & two separate applications]

PSG

\* care  
Ron Redridge concerned about model need to arrange separate circulation bays for school  
Cara V  
Peter W  
Shelley S

do Ron Redridge pleased with design so far.

\* talk along school and estates  
raise a programme board

\* meet with Sheldis every other Thursday at school

\* update on where numbers are for different areas

→ Cllr PG, Cllr C - Cllr Campbell  
Cllr Sheldis verbal.

22/11/11 Karen

1. Close right of way - stopping up order  
will not get planning permission for new right of way if only 2½ m wide
2. CHP - Max problem is do alternatives to CHP after consultation options
3. Worried about budget creep.
4. Transfer of HES to general fund needs to be progressed - appropriation of site for planning purposes
5. EJ to arrange meeting with Penelope, Ann, Paul & me
6. EJ speak to MP/fellow residents about cylet drop maybe at a press release let residents know @ fmn.

## Lace - Penelope

07/12/12

Jane's McCool - transport planner

CJ came to Jaret about areas & situations how  
are Peabody getting on with TfE  
relative to lace areas

formal pre-application discussion pre dates/meetings  
with Studio E + L.A. residents

footpath risk - temporary or permanent

\* Report for clearing - talk to Peter about getting  
planning application before lace rain  
application

## Agenda

### Report

clerk from 06.12.12.

### CWP - Meeting

### Footpath

- Residents forum membership
- Community use Statement

- P.B. to draft

for how lace will be used by school

- Impact assessment for lace.

dresser order

transport, legal and Penelope  
external legal

options to do - risk look at  
and possibilities

December 2011

19/12/11 CHP

Peter Wright  
Penelope T

Ava P

Zoe J

Suey S

Planning, Housing & Corporate Property

- What is the credibility of CHP on residential building in with residential?
- What are the alternatives?
- How much is it going to cost?

→ Decentralised Energy - London Plan

→ carbon reduction, how are measure it what are we measuring? - Policy includes residential both green blocks and greyer tower.

→ Scenario 2 & TfL working together to agree a design

→ who pays for what? HRA / Tenant fund.

→ Double glazing & shading what impact on carbon emissions

→ How do you measure [CHP]? gas consumption

→ Max for London looking at alternatives:

Scope

design

Planning application

→ Owners with CHP need to replace barrier anyway to build up CHP + paperwork

12/12/11

## KCC PRESENTATION

### INTRODUCTION

The report provides the various case options for the delivery of leisure centre, secondary leisure centre, public realm and ~~new~~ <sup>existing</sup> facilities. The report also shows the potential improvement in revenue from the <sup>new</sup> ~~renewed~~ leisure centre.

### Summary C

I was in proposing to go through the report page by page as it sets out the background, PPS funding and ~~the~~ <sup>the</sup> costs are of various elements e.g. smaller or larger residential development, quality of public realm and services that may be provided in the leisure centre.

draw members attention to page 14  
Option C mid-cost option which offers an recommendation

|               |               |                |       |
|---------------|---------------|----------------|-------|
| <u>ITEM 2</u> | <u>£17.6m</u> | - PFS          | 8898  |
|               | <u>£10.4m</u> | - RBKC funding | £28m. |

|               |               |                     |                 |
|---------------|---------------|---------------------|-----------------|
| <u>ITEM 5</u> | <u>£24.7m</u> | - Leisure pool      |                 |
|               |               | Training pool       |                 |
|               |               | 25m swimming pool   | ASA recommended |
|               |               | 8 court sports hall |                 |

|                |             |                |
|----------------|-------------|----------------|
| <u>ITEM 10</u> | <u>£3.5</u> | - public realm |
|----------------|-------------|----------------|

|                |             |  |
|----------------|-------------|--|
| <u>ITEM 13</u> | <u>£5.3</u> | - CHP Planning guidance - carbon reduction |
|----------------|-------------|--|

officers still in discussion as to whether this is  
the best option - funding envelope

ITEM 15 - Depot for Environmental Services  
£5.3m

ITEM 16 - Sewer £7m

TOTAL CAPITAL COST - £63.5m

RPTC fundings - £45.9m

AGREE x 2 RECOMMENDATIONS

x1 cost

x1 APPOINTMENT OF SURVEYORS

APPEAL PERIOD

Clr B

→ Demographics of area - mosaic data from  
census survey business case

→ Concourse - sewer

design options 24hr access

seen by worked on different levels

→ CHP feasibility idea had a report done  
exploring with residential council  
log

→ Residential logos provide budget for centre

→ Greyton Tower - Leasing

go back to residents after  
working with TMO on figures  
for letting, works and catching

Golborne forum presentations

- don't have room for 80m
- 25m supported by swimming club
- 83m - boom don't consider it appropriate for a mud  
trail need to be able to compete against  
various personnel training  
gala's  
schools

Skills

own  
codebook

→ Training opportunities on track  
contractor method statements

On programme board agenda

Peter Wright & Penelope Tockit

Stronger for work with PSC or linked

=

13/12/11

Meeting with:

Ben Denton Krestmister  
Mel Barrett Hof

Housing Directors

- Mike Synder  
Jo Ransome  
aff ex-development (property developer)
- Right to Buy caps £75k? OCG guidance and next year.

Registration what can and can't you do in the HFA

Krestmister

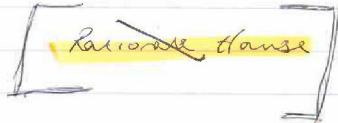
Krestmister will share.

- top slice S.106 affordable off site provision to spend on affordable  
leg in hidden boxes not units for your bins
- Do we record the number of households who are working  
employed having over 2001/12.  
Should we? Could we cross check addresses allocated  
against benefits

20

- Send Mel copy of ~~allocations policy~~ communities paper  
to MelB

→ Krestmister HOF mandate



Hof pre-job in  
termine house

12.12.11

### Things to do

1. Import assessment for KARE pre-contractor coming on board feb 2012  
- to include details on training plans for jobs for local residents
2. Keep our knowledge updated on:  
kare training programme for local residents  
kare on heating - spent? over budget  
amount for kare agreed @ cabinet
3. Paper for digest - and discussion Rob  
January - CBR Tony Clarke
4. Review of Housing Options - to discuss with Sue & Rob January 2012 after CBR Par/Lab working group.
5. Chase up training on Weymouth Projects include two staff in invitation arrange for Jan
6. General Regen : Honeyfield the markland the  
~~Gravesend~~ Gravesend
7. GJ to take up and planning issue that could be generated from parking @ Weymouth End.  
Understand it sits in opposition to Core Strategy planning policy about car usage that would like this measures for cars car park in particular

## Tenants' Compensable

- Tenants' part to review compensation
- Review compensation goes to Ombudsman
- Community right to challenge

TMO + RSL's go to Housing Ombudsman.

- must go through organisational procedures
- 8 weeks after examining procedure

### Community Right to Manage

- voluntary body - no for profit, 100% generated re-invested back into community
- Take over asset or service. Public body can has to run a government consultation
- Promote economic and social well-being of area
- Offer up bids to other people to see if they want to run it
- go to ask care in corporate property } local properties  
TMO } could be affected

TMO / RBKC Joint Management Team

4/01/12

→ TMO Resignation

Residents like their caretakers, personal relationships  
↓

Resident complaints about management and  
performance etc needs to improve to  
ensure better performance

Structure on caretakers to go for resident consultation  
in August by April 2012.

→ New office in Ward of Brough & Words End  
open Feb 2012.

→ Neighbourhood Charter being developed for Words End

→ Train new Residents Association

→ What is the role of neighbourhood offices?  
advocate for residents to get things done.  
taking a role in improving the neighbourhood

4/01/12

SMG

• Budgets 2012/13 - Revenue + Capital

09/01/12 FMO Board R&E appointees

11.30am cur Dent - Coast

cur Gordon-Simmons

Jeff Zilman

Peter Maynard

Jean Darville

cur coverage.

-> Performance of the board

-> Relationship with Executive Team

-> Up coming elections

-> Future business planning - areas of growth

-> Appointees and relationships with R&E.

o Existing structure work well what we've got

o FMO performance figures on CE

Appraisal Panel of R&E

-> Fair Smith - chair

-> Peter Chapman

-> cur Gordon-Simmons

-> Board away day in Jan / feb 2012

o Reserves

o Planning

o Strategy

o Implementation

o Strategic Board signed up

o Message from Council about neighbourhood management

St Josephs Close - Paddington Churches  
next to Swindbrook Estate

Contractor performance: board concern

- Digital TV.

- Morrisons acknowledge Sushil's role.

→ Transparency and capital works still opaque

→ Engagement with residents individually on capital projects around Lep to make projects going more smoothly. Plans for Lep to invite residents who don't come to meetings

→ Board meeting with residents being more visible and accountable.

→ Is the Board stable, robust;

yes - compensation about AGM

→ 2012

- o Rent collection

benefit changes  
increase

- o Morrisons

siting them out

- o Stable way

going well

- o Development

Holmyield House etc.  
make worse

- o Setting everyday repairs right

- o Maintaining grounds maintenance, pride in locality

- o Caretaker / maintenance role going for environment  
minor external repairs

WJ talk to RS

~~Kathleen Burkerton~~

o [REDACTED]

Norora Reese

~~Roxie Turner~~

~~Tan Erickson~~

~~Golder~~

[REDACTED]

Developing narrative for future of TMO

- Connect mountain
- Parents
- TMO / industry executive + board
  - Advantages / disadvantages for all
  - John Lewis style mutual.
  - Regeneration cash
  - More control + ownership
  - WJ to draft consultant brief. of mutual model.

WJ to set up meeting

- Lanning, Robert S., Anthony P.
- Jane T., Sandra T., Lucy T.
- Peter Chapman, Jeff Weston - WJ to speak to JZ about attendees
- our colleague Sean O?

## Housing Regeneration Project Board

09/01/12

- Timetable for decision making on Rosemary Tower
    - Budget, a timetable & procurement
    - consultation → scope → planning + walkaway issue
  - Silchester Garage site:
    - go to planning 14/02/12 exhibition for residents
    - architectural review panel 10/01/12 02/02/12
    - contract signed 30/01/12.
    - Planning permission issued - 16 weeks. Five committee newsletter on way out late 16/01/12
  - Edentown - summit or meeting 31/01/12.
  - Lord Street general flood / HCA issue
  - Peter Wright meeting with Marks January 2012 to discuss care of Snydell
    - Kidder tones
    - cladding
    - walkway
    - place on top
    - double grazing.
- TMO working toward April deadline for assembling planning applications

## Property Board

### → Middle Row:

- Land on housing estate to rear
- tenant consultation
- economies of scale
- affordable housing requirement
- Planning considerations
  - Corporate Property please note that will we not just a project to progress regardless need to date to neighbouring departments
- JT for wanting to keep from Part S.

### → Pembroke Rd.

10/01/12

### → Leekes Group March 2012

4/15 years ago over on site

### → check lease

### → Do court probing

→ also do we tell tenants to get whilst development proposals go ahead.

→ how would we seek to keep units for ourselves TMO managed

↓  
how would we manage this <sup>access to ground floor</sup> of additional units  
loss to the HRA potentially of rent?

36 Target sub-ad

or 8 months gone 1 bed/pat  
35 safely with 2 children

Says that she is a relative but isn't she is subtlety  
contacted my Agt

12/01/12

AS

→ Arrange a session for CW coverage to  
view on-line by assessments

Agenda

12/01/12.

Business Charge Project Grants

→

RECC

- Change of time due to Friday afternoon not being popular
- What are the advantages of applying your antisocial planning consent
  - \* JR period - by putting this up with planning
- Project expansion
  - rates
  - Small Tower - base of the tower improvement works

6.30pm on 7<sup>th</sup> February visit to Cheltenham meeting

- on agenda for Residents forum 25/01/12.

Things to do ~~Colle~~ Spring  
\* Citizens first

### Self financing

- Sale of land in general good to support HES to support housing regeneration

our stockman.

EJ to raise with legal.

query

### Greenbelt

- Send Mark S & RBKC anffages for SP cost projections EJ talk to Stephen Carr

- Put together briefing on different forms of funding

• individuals

• local corpor

• JCP

• community land trusts

→ Draft for Corporation Commission

- Housing Strategy statement of ideology under each headline chapter

### Self financing + Asset Management

Workshops

### Housing Options

Regeneration

### Helping the most vulnerable



Talk to Robert about Exeter's agenda  
about £350m spars +  
going out soon.  
newer  
contact [redacted]

- Do agenda for Tri-Borough event in April

10.30 o Presentation - Borough Directors

10.30 - 11am o Setting the Scene - Speaker ?

11am - 11.15 am o Roffee + Tech - 15 mins

11.15 - 12pm o Workshops - Housing Strategies 45 mins  
- Planning of TN - H + F

close 12pm - 12.15

break 12.15pm - 12.30

Private Rental Act - P  
- Regeneration - need restrictions  
- 15 mins

20/01/12

London Committee

Sutton

Cllr Chris

Harrowden

Chair S.

Grenwich

Chair G.

Ealing

Chair E.

RBCS

Chair J.

Bromley

Chair L.

Gravesend

Chair S.

Waltham Forest

Chair S.

Eltham

Chair S.

Greenwich

Chair S.

Bromley

Chair S.

Lewisham

Chair S.

Southwark

Chair S.

⇒ Developing a subsidised rent programme for  
2015-18.

⇒ Subsidy from central gov citizenship subject to  
statutory duties if no grant no nominations?

★ Only keep the best bid stars through rent  
subsidy if allocations priority moved to low  
income working households.

- close loneliness study into  
private rented
- letters of affordable rent to  
low income working households
- start more retired households onto  
lets. → Octavia tower

available resource how does the  
state want to use this.

- 1) access to land
- 2) new homes bonus
- 3) fast track planning
- 4) access to senior people in boroughs to share aims and objectives
- 5) Resources - access to glorifying political buy-in!!!

→ Ideology of Housing: Set out these questions & owners format broken down into 5 areas:

- Who do we want to help?
  - what offer do want to make to ~~the~~ landlords
  - How do we want to make social housing mimic the private market
  - Different prices
  - accommodation types
  - Different stages in life
- | Counter policy exchange  
existing

*What is our  
thinking  
RSRE*

### Next Lecture

24/01/12

→ Presentation by RBC & Tim Gray on funding private rented sector

o (£50m) for 250 properties

65% L.A / 35% private equity (£35m)  
debt share

o L.A sell their interest at year 5 or 10 to SPV

o SPV has 100% from year 10  
investment return 3% going up to 9% @  
year 30

→ If good idea should be funded by central govt

- 2) GLA efficiencies programme: Ian Nickol GLA  
 expertise.
- HMB to be set up for procurement across Tri-boroughs + Brent
  - Doing self evaluation of what they do + why
  - mapped and analysis, plans for regen + development
  - who is procuring what when + who already done children + adults
  - intent to explore how to gain efficiencies in planning: Hsg management / workshop  
 Supply chains 19/04/12
  - who's going from RSLC → ask nicholas H.
  - Hillingdon

3) Mayors London Housing Strategy  
 James Clarke

- LDA + Thames Gateway into GLA - first steps going into GLA.
- one agent for London
- GLA required to co-operate with TSO.
- new London Housing Board - representation service being worked on
- 55,000 new homes 2011-15.
- Set up London Overarching Board!

20,000 social rent  
 17,000 affordable rent  
 18,000 green spaces 5%

- higher environmental standards will come out in green guidance.

Housing Design Standards  
 all comes Parker Morris  
 10%  
 125 years

→ Community Led Housing:

- stock held in trust for tenants household
- freehold owned by borough

- mayor arguing for off balance sheet borrowing
  - trading debt backed by assets
  - shouldn't be considered as public sector borrowing
  - \* ◦ Savina Acting on this. Tony ask Savina what she's doing on this.
  - Housing + Care Dept in - 9m
    - ↳ includes former HCA + LCA + Thames Gateway  
Ridgways

→ West London Staff  
 funding from HES - Lewin to talk to  
 Steve M.  
 £15k for West London co-ordinator +  
 Overcrowding + CSE co-ordinator  
 for 3 years.

~~→~~ Let ~~let~~ members have voting on priority for a  
 borough to T/S.

25/01/12 West London Citizens

→ go back to plan on advertising follow up  
x 5 TMO Residents

x 1 private sector

Andy from TMO

x 1 Hydrocar coupe

x 2 Citroen C4

\* 1 training session for am 10am - 12pm  
1 TMO (RBKC)  
or evening slot

Customer Service - daily day slot

3/4 visits to SOA in one

→ limited slots - contact more public

---

Residents forum

25/01/12

4) → Is there a forum for children with special needs  
to discuss.

4) → To ask PS about names and addresses  
of Resident forum & chosen for Residents forum  
members.

Raise with Peter S.

4) → Parking for plates -

raise with Penelope T what the provision is for  
parking for plates - cannot they be permitted so  
they don't attract more cars into the area.

→ Can public go to Agricultural Fair?

4) to respond

Pun Innovations - Worklessness  
Dove crescent Employment for special needs  
continked and service  
Social enterprises into work in  
Stockport.

Kaze

- Confidential discussion in pre-app
- Post application public
  - ↳ should be have connection with other applicants.  
shouldn't be allowed to speak
- Planning permission for depot needs to be dealt with at same time as Kaze so resolved
- Pictures mainly media campaigns  
re-provided & awaiting

1) → arrange x2 meetings  
x1 Steve, Paul, Mark & Peter  
Leanne

Things to do:

x1 → future offers  
one week before  
will provide info to  
release meeting

1) → LT speak to RT about meeting capital asset  
plan must be by 30th 04.12

2) → Parks champion for landscaped area Bunle  
+ road briefings for public realm  
LT take up with Lynn Carpenter (Parks Manager)

Land / stored surface / cost  
TMO <sup>GARDEN TONE</sup>  
base of stored service  
restricted access

x3 questions

- Spending requirement £40,500  
- Financial requirement? / 3 to 5 years.  
- Timescale?

Land on day reasonably  
public data. R32C development budget lines  
TMO planned + expected  
£18m revs.

3) Survey subcommittee on self financing  
we are at early stages of looking this  
through we are cycling & continue  
own at the moment May be at year end of  
2012 or Jan 2013 after plan developed.

4) Planning permission for depot save time as  
school & leisure centre so is an issue that  
dealt with at planning stage even if we  
do something different later.

5) Communications & Planning (Peter)  
x1 → drop in session - 10.02.12 agenda item.  
x1 → story to tell on why we are closing football  
pitches and what we  
are going to do

- o Race Equality Impact Assessment quiz sent what did we agree?
- o Task to planning about Residential scheme  
Designed to stage 2 - Site sold to developer  
will manage
- Steve to task to car about a business case  
or  
Residential developed out by contractor can  
sold by agent RBCN manage as part of whole  
project.
- 7) ~~Abellio~~ / Cumbria:
  - Located by December 2013  
HRS site?
  - RRP needed as part of viability  
£1.3m for new affordable housing x 7 units
- 8) SJ talk to Robert about
  - a) Green Housing Agenda
  - b) £350m May rocks contract going out soon
  - c) Repairs not included in contract for  
S+T £85k very generous contract without
- 9) Send agenda to Ben + Mel for Tri-borough Housing  
meeting
- 10) ask Tim / about agenda for return of HRS
- 11) Get EMB dates from Celia at Studio E to go  
to next meeting
- 12) Training jointly Moscic offered secondary  
which can numbers would benefit  
reciprocal arrangement.
- 13) Task to Sean about Chelsea & fm proposal.  
Planning application

- Give S&T standard to (ask for Engage)  
Centrepoint

\* Re doors close meeting with fire brigade. (IMO)

→ £6.5 planned maintenance  
£7 million capital spend

| information mapped  
against responsive  
reports.

⇒ £1.4<sup>~</sup> spent per annum on 6,900 properties

✓

[ How is planned maintenance aligned with  
capital spend programme. ]

Planned is revenue so never combined with capital

→ Ask centre about KOR + risk assessment for  
early days installation  
Want to digest it & put with IMO.

02/02/12

## Digest

- Morrisons - price per property  
bank cog 2,000 ~~jobs~~ on ranking points  
average 60 days  
TMO served contemplation notice how are they going to clear bank cog.

Keegans awaiting figures

Morrisons - 30% increase in jobs

TMO - 3% increase

Morrisons - claimed give 6 months notice on their contract if wanting to dispose of control

TMO exploring 'plan B'

- a) procure control for 1 year
- b) procure x 2 year contract with not store
- c) develop BDO outcome directly since smaller customers £3.3 million contract value.

- TMO aware if they do it meet KPI's  
knock 2 years off contract  
10 year contract knock x 2 years off already can give 6 months notice

Capital programme

2011/12

or 2012/13

- 1m M+2 1700k
- £3.2m kitchen + bathrooms
- £4.3 capital spent already

Spent £3.2m

£ 0.2m spent 400k to 500k short  
/ Total £8.6m

03/02/12 case

- > Parks champion : Barry McCroran attended Residents forum January 2012.  
Suggested move keeps same size of new park  
kick off on 14.02.12 if required
- > Mike Tomlin architect on leisure centre changing rooms: men women + family.  
GCL + OS architects making link to park to
- > Consultation letter on day trips asked to provide feedback on their trips about easy diet and didn't like
- > 1pm + 3pm debate clash to respond again and close it down refer back to DIA's + TPA
- > Alternative provision - Holland Park pool keep raising it
- > GCL relegated to different centres so no redundancies possible return to new centre.
- > New contract manager } GCL  
-> New centre manager }
- > [REDACTED] gymnasium club under threat and other allegations of failing CRB test  
New country club centre but needs city rates

03/02/12

## Greyer Tower

Marks -

Jane 7

Sue 3

Loung 7

Operations Committee - beginning of March

Board - End of March

14/02/12 - EMB

28/02/12 - Lane west  
Road Show

→ coming to digest ?

→ Consultant team

same as KACE ?

→ Cabinet approval

Digest Approval

Elm Park Gardens

→ Base of Greyer Tower / landscaping

→ Cladding

→ Planning permission

→ Double glazing

→ Prominent Issues

→ Heating

TMO oppose:

Studio 2 { Stage 1 & 2  
Oppose } Cladding, double glazing  
base of greyell.

- Access

Project circumscribing - conservative  
not possible to do it

~~Same time~~

not enough space

→ Timetabling & consultation

→ Local Councillor consultations

→ Strategic Project management Day to day Project Management

07/02/12

Elm Park Farmers  
279 flats

590 flats in total  $\frac{3}{4}$  planned

Actual:

Stonar £700k invoiceable

£787,799

Anthony £1.9m to be written off. £932,613  
P

- Laws.
- Total contract sign phase not on a block by block completion planned account basis
  - Issuing section 208 notice
  - SPP issued in 2008 - invalid as didn't go into enough detail
  - 208 need to go down to block & plot likely to be spent so each individual gets a detailed notice
  - Every 18 months a new section 208 notice should have been issued with what had been spent, estimates on spend.
  - Section 20 - notice of intention
  - Section 20a - notice of contractors tended
  - Section 20b - notice of variation to contract form must be served  $\frac{1}{2}$  months of contract on site (paid monthly)
  - Additional work agreed on a block by block basis that don't know the cost estimateably.

£787,799 not accounted for in 2012/13 budget  
so Burns to balance.

07/02/12

Terror.

Single Homeless - Priority

(new org.: organisation)

Tower Park - £200 incentive

Single Homeless AMO

RSL<sup>1</sup> hasn't been able to make it work @ single room  
<sup>(SRR)</sup> rate by itself - 50% + of SRR so in between  
1 bed & SRR.

→ now provides caught from March 2012  
+ increase incentive to £400

◦ Variation in KOR or new KOR

→ harder set up <sup>non priority</sup> Single Homeless / also can find own accommodation give £150 to landlord  
legal requirements goes / media landlord sign notice

→ £50k from London Delivery Board  
£78k from org. on Homelessness } zone

Private managed accommodation: W. London

- does it pay for voids
- rates significantly different

◦ Some varies around different rates for different boroughs  
RSL better deals and x3 provides pre. PMS  
outside W. London.

◦ West London Re-connect

Outreach & UKBA to be reviewed back  
to W-London Directors in April 2012.

07/02/12 Third Age UK

Patrick Devine - co-author of HAPPI Report  
Tariq Farhoudy

Jean Saintil / Housing, Health, Social care  
Lorraine

future of housing for older people

- Shared ownership for older people
- Equity release
- Did work on 811s were replacement day centre produced from sale + build of flats on garden bid

Steve

→ Provided services for the borough.

- Older peoples housing day centres
- mental health services

\* →

Park Homes - Victoria £2m Delays etc.

↑ phone numbers f. members of public come into the office about PH issues

Thames Valley - funding going missing

07/02

Khosla case

The group

John Page - fcs

Roland Miers - Property

Steve Bell - Property

Star Cognac

Jon T.

/ October 2013 start

co-January 2014.

fcs give Haring - notice on Khosla's bank  
2 year minimum.

### TIA Framework Board

- 8 families in B+3 coming up to 6 weeks
- TIA framework & policy & practice thus to come to Standing Committee.
- Set in context of HSC's
- 47 people come forward majority need to get DHP from HB.
- Paper to digest about document from RZC due to CAA caps.
- b. WJ + RJ + SL to meet with Anne Savage + sign about Harari Hotel.

here

Sue Harris Leisure B+ Branch

### Design Progress

- reading - progress v good.
- stage C sign off mark - design user group to
- stage D sign off my 6  
Programme Board

Planning submission 25.05.12.

Leisure - your planning submission in question for  
25.05.12.

not at EA+B yet not to be due end of Feb  
if no work make planning date

/ feedback from drop-in sessions in Jan /

/ next drop-in studio 2 would like  
Public realm very May & cart model  
Need greater oxygenation on bridge.  
Behind timetable.

Bary

Parking

- N-S route - traffic adoptable route access for delivery vehicles and emergency vehicles  
Risk of going ahead with this approach  
Design answer to restricted areas
- Design of leisure centre:
  - + Residential - 40 units would need 6 floors + 1 to get 6 units per floor - 2 minutes  
No risk as parking previously any agreed to give floors in SPO.
  - Parking - see in outline for leisure centre  
Low deep and wide on the site  
'Stage C' cost plan - can do it for School  
Survey off for revised  
Pre-app discussion with parking late 13.02.12

~~to~~ to arrange parking - Grey Mill Tower  
+ design of base + adoptable  
design slope + resources.

Mark A, Steve B, Tony J, Peter W.

Risk

stage C for leisure centre  
→ consultation

// everything else on track // → leisure alternatives  
plan with ELLA Leisure

Feb 2012

### Things to do:

1. To talk to Matthew [REDACTED] about Urdd Gobaith  
Park House older peoples housing £2m spent at  
will take it back.
2. To talk to Roger [REDACTED] about HES brainstroming  
meeting agenda / audience presentation
3. To feedback to Sylvie [REDACTED] about the next drop-in  
session for Llan y Ffur [REDACTED] on 13/02/12 (Sally's)
4. Circulate / confirmation on drop-in sessions  
in January [REDACTED] to discuss with CCA + Shirley.
- [5. EMA on grade of how contractor + planning application]
6. To pick up with Roger
  - Site visits
  - Green flag
  - Contract for EMA £8k
  - exclusion of repair costs!
  - Group talk

### To focus:

- Closing football pitches → comms
- Drop in sessions → site investigations
- EMA contractor appointment + planning
- EMA consultation + mitigation per per  
closing of facilities
- Leisure centre beside available
- Residential - planning design to stage 0  
Planning application -
  - Agree school? diverse sense +  
residential if needed to progress school in  
September
- "Depot" - alternative site  
+ planning permission

19) Olympics - contingency plan for period of Olympics by June 2012  
(agreed)

1) Things to do concerned / 20) Task to by 7 September /  
briefer.

8. Cj talk to Sean about chifka manor court  
Family mosaic offer. (Cj close side M)

9. Housing news programme feedback to Sean

10. Review ✓ PRP

AS 21) Cj talk to Penelope  
releasing up to info  
commissioner ~~and person~~

11. Feedback to Rob about re-organisation of Housing Options [arrange a meeting with Rob about staff re-organisation for Options]

12. Training opportunity shadowing & family mosaic.

13. Hosteller book - option for yes due October 2012.  
SL & ST going forward with development plans

14. Greyton Town - paper to digest 9/02/12

14/02/12 - ans

23/02/12 - care less drop-in

Timetable for budget approval from EPG  
cabinet, etc

→ Contracting & design . Procurement

15. Agenda for parents forum 1/6 5pm

16. Phase appraisals (send him list of attendees)  
updated agenda

17 KDR's for next few months then draw  
scrapping attention to white sports day we  
will be bringing forward for this attention.

→ use existing KDR use modify & highlight

with

& Entertainer

## Older People's Housing

Cromwell Road Hotel

o De commisioner hostel

↓

St Mungo's will looked to family Moscic

↓

family Moscic develop it for older people's  
housing

↓

Using funds from capitalised revenue from  
Chelsea Manor Court + Sale of part of the building

↓

### Issues

- Sale by St Mungo's
- Cost of building + cost of refurbishment.
- Use for a Deines rather off Victoria or Ovalie
- Planning + development costs of Chelsea Manor Ct.
- Alternative premises for rough sleepers

↓

Commissioning of new services

alternative sites

↓ doing similarly

↓ with Rk + 82 review ROK older people housing

' what would be best done if we could  
what site could be increase density or ?

10/02/12

KACE

- o Consultation: Stakeholder forum for recycling
  - o Communication whilst build is going on
  - o Parental parents
  - o Banners community
  - o Social enterprises / third sector

- o Contractor / Residents forum / newsletters
  - o website. / meet the contractor meetings
    - o 1 corporate property 1 mo to manage.

2), 3), 4) → to be merged by PSF / Anchorage foundation

\* We make sure encourage: please mention to Leekes  
Server - Thames Water {  
and. TPC } can get hold of people

April - Statement of Community Involvement  
Exhibition

CSE, Design, Masterplan images

201. plan - will give to upturn design

⇒ Post submission exhibition June 2012

Invitations & comments card

You said → he did

SS meeting with Studio S, Planning Consultant  
LCA + Enviroval atc 20/02/12

Planning application submitted: Exhibition for CSE  
& PSF + schools in June.

Digital

1/03/12

- o Terany strategy : Send to Jerome.  
Silly + Tony
- o Intermediate test pay : send to Jerome
- o Chats Report : Tony vs. Jerome or me in
- o Digital TV : 80% complete  
if Cerany doesn't have a connection  
part of void costs  
householders will pay.
- o Elm Park Gardens : write offs

Kate

£40k for London Commuter Agency.  
Kate

- monthly invoice
- £1000 rate
- 15 min segments
- K.O signed by Mr P.B + Campbell.

London Housing Directors steering group

02/03/12

→ 40% or £50k whichever you want to apply a 1% discount to.

Announcement in 10 days

→ HCA London Board

x2 developer

Mrs Roberts Stephen Carr

x1 banker

Sir Steve Bellah

→ Land Co-operation: 16/02/12

Land database for London of public owned land  
Development opportunities.

→ Call for agricultural investment review

o CDS investigating

→ Index arrears debt settlements

Giving of debt cap for May borrowing

Following voluntary code of conduct on planned repossessions

02/03/12

Business Intelligence:

o adviser HR + finance system

o Performance info. trends analysis etc.

BT  
Ref:

BUCKS 18 45425

£13k ST

Things to do:

- ~~6.4k S+T [Later and senior management costs]~~
1. See annual redundancy report for big car coverage
  2. Feedback from Michael on Park House.
  3. £588k underspent for SP for 2011/12 carry forward to 2012/13 achievable savings for 2013/14. Increase provision for letters bad debt Reserve underspent.
  4. Ensuring budget for design work for Finance
  5. presentation to SFRs brainstroming.  
12/03/12 [REDACTED]

Budget

6. High level Selsdon Rd bye  
Andy West from Ridings Academy to discuss  
21/03/12 - Stage C what can we afford and what )  
design group we would like  
→ Education Working Group getting a bit carried away.  
phone Peter if have any problems.  
Diana Hall + Marie Gutteridge from EKLC leading on  
what we have in the school  
Diana doesn't have experience  
Marie understands what we can and can't do but  
may need more briefings.  
→ Who is going to do this from Education.  
→ Contractor Appointment no movement from PSC  
Peter S wrote to Ian Higgs

## future of ARA

12/03/12

- future residents and tenants
- TMO Board workshop - introduction to growth.
- what would a COCO look like  
Mutual
- length of lease
- financial physical development.
- Tenancy
- giving seat options - programme management.
- what is the offer for residents
  - TMO Offer / Standards
- 2) → what do we need to do to achieve investment, regeneration + renewal ?
- 3) → what would the offer be for residents
- 4) → how do we qualify the cost (lease)  
of our aspirations establish  
TMO offer (Standard)
- 4) → what are the next steps

\* Go to speak to Penelope, Michael & Nicholas  
about areas

Peter as under impression he shouldn't do anything  
further on this site till received a planning  
brief from Penelope

~~Get permission to go back to site~~

Peter spoken to EFC giving him costs, went to  
engage consultants to do site appraisal and draft  
report to come back to Nicholas, Mr C and  
KJ.

\* undertaken appraisal panel

16<sup>th</sup> April 2012.

\* Dates for exhibition

19 & 20<sup>th</sup> April 2012.

- Studio 2 ◦ C.A architects & planners
- Education ◦ Leisure representatives
- CARS ◦ roadside scenery
- Bowles - climate - Environmental expo
- Green.

base Steve

08/03/12

- Relationship with school during build  
Head Teacher designate  
Oldbridge foundation  
Residents
- Peter to take it to options stage
- Depending on outcome of options we make a decision  
on options.
- Steve Bell to come to meeting with Lyn Carpenter  
Liz Harris

09/03/12

car caravans

- Paris Square  
Family of seven in a bed of bat  
five children x two adults

EF talk to RB

09/03/12, Ferran

Single Homeless Project :-

- not enough properties or providers
- Putting up website
- Contact scheme
- Taking care not certain it will deliver  
West London Re-connect - Access to PBS
- Scope for encouraging lodger

Re: London Re-connect.

- SCA was sent in April
- Pay themselves work and instructed to when to remove incoming units after 28 days of serving notice

12/03/12 Adult Social Care Tri-Borough.

AT  
AJ  
SS  
AC

→ Skellie read now for L&L

b

- EJ + SS both attend SMG
- AJ - attended L.O. groups & Pupil All
- SP gone into basic budget contracts incorporated, yours or homes & rough sleeping
- Thame Brook { Housing to stay involved
- Burgess field

13/03/12

Stakeholder Plan

Our  
Garden

- 2007 y6s
- Sports centre + poor community use
- NCHS 75 current
- 48 new affordable housing

Campervans about again big unanswered  
Effluent & water leaking up into plots

NCHS put in camp pings into Tesco's but seems really  
need sorting out properly adult works responsibility  
withers work care to be cable

£25 gained for improvements & community land.

Unresponsive notes

Deposit on PRSS sent to our gardener

14/03/12 area SSO Briefing

Peter W → design progress

Andrzej o Diana Hall would like to push back a meeting in  
Steve & jisc week in April due to holiday.

App regards can be reviewed

Kevin → Leisure centre:

Arrived at reasonable option on course for 25.05.12.

→ Residential: 39 units to go with 25.05.12 application  
on programme.

Stage 3 due 21/08/12

Digest 28/03/12

Follows necessary information on CHP - move to Green  
excellent

Barry McNamee from Parks

WT to merge sign off for landscaping

Parks to merge sign off and input on commercial scheme from  
car parking in Corporate Property

Planning conditions on residential, and conditions of sale  
to make sure it's built out.

→ Parks

Now a housing regeneration project

→ Parks

o Only in the surface 12m<sup>2</sup>  
underground options to go to joint ~~housing~~ +  
corporate property on 28.03.12

12/03/12

HRA

- What is the composition of theborough landlords
- What do we want our borough housing stock to be like
- flow diagram for process & decision making

Nicole H-

Nicole H-

- Work from the money backwards then develop a vehicle to meet those needs
- How much will repairing regenerate stock cost.
- Community regeneration

14/03/12 area SRO continued

- Some scilt over discussion and education & planning requirements
- Residential - parking in basement only 20 spaces
- CAA - x1 set of presentation up for 11, 19, 26<sup>th</sup> of April
- x1 another presentation for planning submissions
- Sewer
- PW met with Thames Water
- made suggestions about access to sewer
- Space in leisure centre - not included in cost / revenue projection for leisure centre. PCT lease on my

over specification could be used by the centre  
cannot be used by leisure or retail areas

### Project Improvements

#### Risks

interpose between road & service lane

works in parallel with road rather than sequential

- 12 months for works to be completed.

- base - cladding

- x3 floors - internal ceiling

→ feasibility study needs to start now enough time

→ Andre, Peter, Tony, Martin & I to meet

→ Depor - Clarendon Walk?

PW go again to look at alternatives  
cost set aside for comp appointment £310,000  
will the budget stretch to permanent solution

→ 1852 contractor selection

16/03/12 9 to 5.30pm - centre to attend

contractor 45min presentations

→ Pw workshop - contractor signage seeking

→ Kevin to arrive & form for R&R business plan  
risk appraisals

→ Public consultation

28/03/12 → contractor

Studio 8

begin

cm 5

20/03/12.

6.30pm

Greyell Tower.

• Regrett from Eddie Daffarn.

• house - exploding anyone or below paper coming

### Things to do:

- Remind our delivery partners agencies what to do
- Contact various press releases to make such  
Architectural Foundation
- Review agenda for in-borough senior agree with  
Boro Mgt; send to Tim; agree invites for team  
members.
- Follow up with Ian Hedges about upcoming  
Peter Burley's role to know "Andrew Christie".  
Chris Campbell.
- Agree agenda for Residents forum for 20/03/12 with  
Survey
- Set up meeting with TfL to scope out project  
brief for provision of ARA
  - cost of stock improvement
- Joint working group
  - capital over 2/3 years
  - medium
  - long term investment
  - community involvement Plan / engagement

2) Governorate (Vehicle to proceed with  
delivering significant capital investment / regeneration

- Timetable - Demographics - Relate to self financing
- cost - Stock numbers towards plan.
- Consultants - Project management
- Member input

\* GJ to check out next TfL/RBEC  
Joint investment plan

- KNBC exhibition - 19<sup>th</sup> / 20<sup>th</sup> of April
  - 11<sup>th</sup> April architectural appraisal panel
  - Just for planning committee formal consultation process.

- temp deposit site to permanent
- sever
- areas
- underlaying
- parking surface / underground.
- skytower interface
- 

- Agenda for meeting after dinner about tower

- Do 360° appraisal by senior management team.

Things to do

22/03/12. Cllr Buchanan

~~to Cllr Buchanan~~  
Perhaps → Set draft about role of appraisal panel

→ Mr More doesn't live in Skytower, man does

~~to Cllr Buchanan~~ → Result went compilation on Skytower.  
is asked to see 22/03/12

~~to Cllr Buchanan~~ → Send London Councils: Valerie Solomon.  
Panel + resolution response

~~to Cllr Buchanan~~ → send Berrys informed info. back in  
Just report

191

SME

20/03/12

Corporate PI.

→ Performance information to go to SME October 2012, and again January 2013 end of year report in April/May 2013. Info from Cllr Austin.

→ Diamond Jubilee

o formal photo of Queen to all schools & residential homes

Sunday  
Bank Holiday

o Armed forces walkpast on Kensington High Street

o 3rd June will start at Chelsea Harbour go along to Battersea Park then along to Tower Bridge where the Queen will take a route, boats then go to Greenwich.

→ Chelsea Harbour see Queen on her boat.

Bridges will be deserted

Chelsea Town Hall + Kensington Library will be deserted with large banners.

o July 2<sup>nd</sup> launch relay in borough - RBKC.

o Opening ceremony 20<sup>th</sup> July

boat to go down the Thames from SW office to Strand on 20<sup>th</sup>

o Single point of contact for service 'Housing'  
will have to circulate that person currently  
'holding' will get up about 1am or 2am working  
and then go back to bed  
(Borough Command and Control Area)

→ The Borough update -

- Staff survey 1,500 staff responded from across three boroughs

- RBKC cuts 65% going will be reduced

o Martin f to be asked what everyone has much  
better give is in the borough world. maintained or  
improved services.

24/04/12

• Setting agenda planning

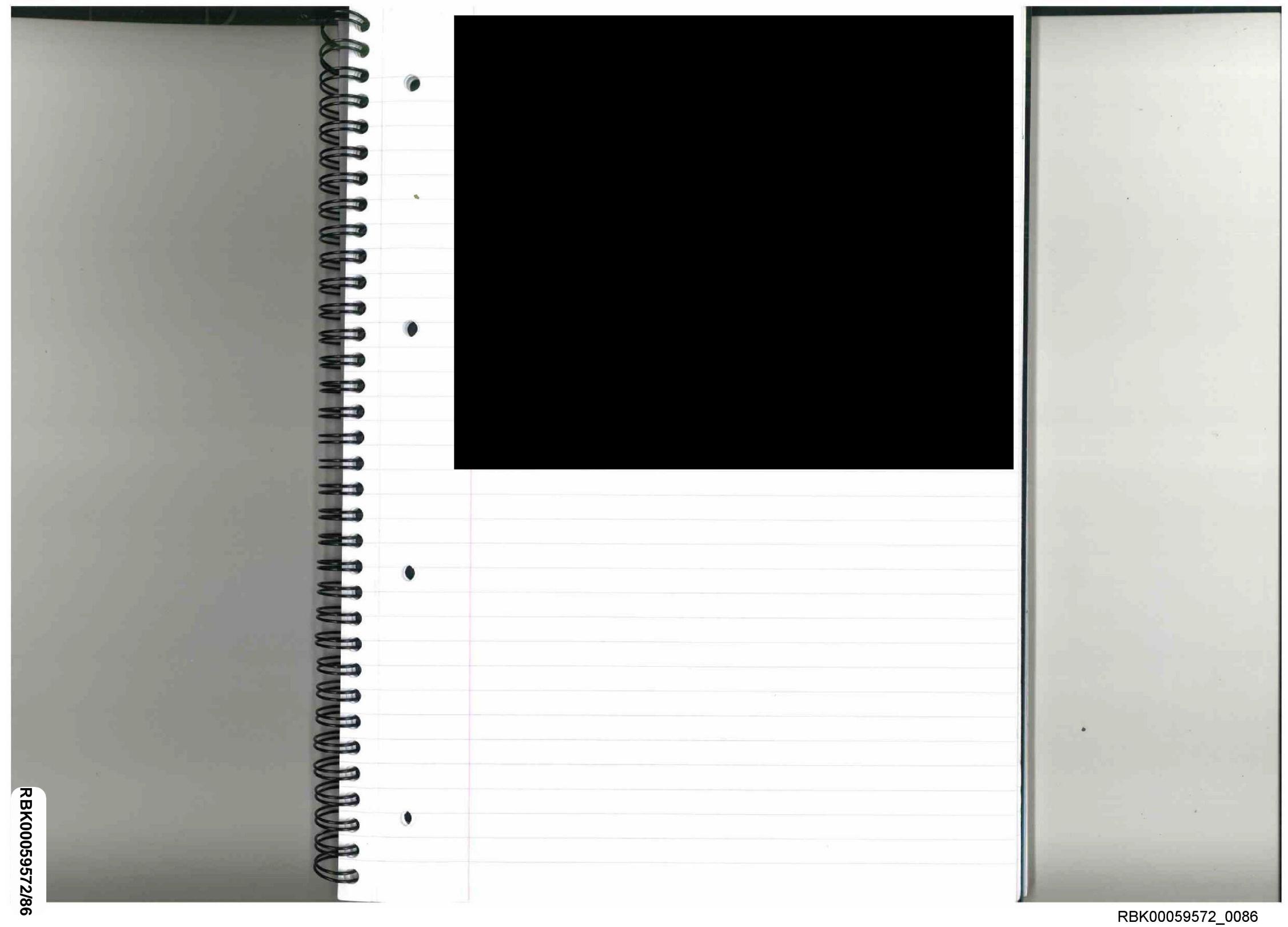
RIB

Ag Secretary / Energy Strategy

Things to do:

1. Presentation on Housing to SMG for May.
2. Generate plan for joint management team with two management team
  - Scope and plan for stock options project.
3. - 1<sup>st</sup> April send annual appraisal panel
  - 19<sup>th</sup> + 20<sup>th</sup> April resident consultation
4. Send Ian Daffon information on stalled report by Claire Green.
5. Propose Taxis / TMO:
  - Project management
  - Core services
  - additional units
  - fit
  - landscaping & base.
6. Chase Peter Argyle for paper on parking on site.
7. Project development plan for Elevation Way (RA)
8. Proposal for Chelsea Mansions Council
  - What do management team think HMOs
  - Where would we build an alternative scheme?  
• Options such as BS
9. Chase Baked Lettings:
  - Stalled plot (ew)
  - Supported housing (se)
  - Reform of street plan (st)  
x3 plots
10. HSMI:- feedback from SMG.
  - Inaugural Executive Meeting
  - nominated officer for 2012 Olympics Report every day for 1-3 weeks

RBK00059572/86



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## Sreyell Tower

26/03/12

-> Timing

Bruce -> Interface with LACE

Andreas -> Programming of works on Sreyell.

Peter G.

Lancef. o programme - concerns about contract management  
James M. - running concurrently

- doing it often

o Risks of doing it at the same time

o Appointments - TMO to appoint to work on scope, timing  
and costs

Risks

- o capacity of agencies
- o Risks on delay & LACE
- o Working on restricted site

(Stakeholders)

o OK to let us know dates  
when they would need to know  
in design terms about end of  
building going on.

Contractor - working on site individual contractor

Package 1 - School navan to Academy.

Package 2 - Leisure centre landscaping

Package 3 - Sreyell Tower

Separate contract but planned and risks.

b

for design same terms & conditions

2nd April contractor start

£30k to £50k o risk to carry from existing  
contractor to do some share.

to write to Peter G setting out

o design up to base  
o charged to have

o use large TMO for proportion  
of works o allows risk for planning

## Meeting with Nicomes

27/03/12

- Housing strategy
- His targets
- Pay & conditions
- TIA Report
- 

## Kare

27/03/12

Penelope

- Design of leisure centre signed off & due?
- CEO's signing it off how is this being done internally have you got a test group for plans - to ask what

27/03/12

Steve B

- SRO drafted for Peter B's replacement sent to SB for comments due to 6 end of week.

- SRO meeting - controller to attend. to establish a partnership approach

28/03/12

## Housing Benefit

Robert A  
Paul M

Andrew J  
Kerry J

- £1.5m 2012/13 for OHP
- £460k 2012/13 for extns

29/03/12

Digest

- 12<sup>th</sup> June Planning Committee for Leicester Garages - depending on planning sentence completion!
- Greaves Tower & Holmefield House
  - JT speaking to ward clrs about x2 developments (TMO)
  - CLRS action - architect for TMO for development.

Kate

11/04/12

- Questionnaire for parents of secondary Academy 433 completed & feedback @ all.  
Students  
63 Staff.
- Community use statement for Education to go to PSG 17/04/12.
- Kate to put up community use with annex for standard statement that includes leisure plan statement to be drafted after principal issues in board & more detail on broader leisure etc.
- Standing governing body July 2012.
  - relate to Programme Board? (7 members)
  - PSG
- Trustees appointed  
June 2014 School  
August 2014 Leisure Centre
- Design freeze 11/05/12.

major planning pre-expedition committee meeting - 24/03/12

Risks:

- Traffic management - on-street parking.
  - coach parking - needs to be provided for.
  - public rights of way. LOR or stopping up.
  - Residential - connects from Planning
- 
- Consultation budget £2m and coming down
  - Apperards working on new cost plan.
  - Payments for sub contractors in August 2012 + post planning
  - Public realm going well.
  - Meeting with our C head in next 2 days re parking agreement no to on-street parking

Cost apportionment Grayfall

- o A need & programme board apportionment of cost for design to base of Grayfall Tower. will R360 & studios & TMO. R360 to recharge TMO for % design proportion over real use of tower

Kinvara

- o mitigation plan in draft  
GCC working with Kinvara on plan.

Presentation

17/04/12

- o Welcome to RBKC first intra-borough housing seminar
- o Agenda designed to enable us to discuss cross boundary issues
  - What are we thinking
  - Starting low we are problem solving
  - Looking for synergies and opportunities to work together where possible
- o So presentations from 3 housing directors
   
RBKC team have my permission to switch off go to standby after I'm talking as no double hand ~~it~~ all before.
- o Workshops where we hope for open + honest discussion on the 3 topics chosen, however if other areas come up please feel free to open up the topics, they are suggested areas rather than rigid discussion points.
- o Don't have a powerpoint
  - too busy to prepare one in advance
  - not ~~enough~~ enough to talk logically and operate the arrow key to flick through the slides
  - wrote it last night when ate however <sup>essays</sup>
  - ~~last~~ putting a programme on <sup>essays</sup> last night

A essay to  
C council by border

after I went to sleep / drawed  
it was fabulous  
in each I was asked what

Rk

with all reflections on modern history I am struck by how little changes

- Booming house prices early 70's aspiration to first home for many to own their first home
- family stay in Lombard for £5 a week council bung in Peterborough
- Middle classes gentrifyingington pushing out the working classes making areas unaffordable
- Mass communication, travel (easier & more expensive) own car, disparity in income wages, coal strikes, own phone in house or party line.
- David Bowie + Mar Bolan.
- 1970's never remembered very fondly not like the endings to the 60's
- too much beige, bright orange, bad wall paper and on reflection grid, snakes pink <sup>disgusting old men of Europe</sup> people finally started to think Britain felt everywhere else was more sophisticated and richer. of Petty individual legislation '77 Harvey Act growth of HAs.
- maybe this decade <sup>2010's</sup> is going to repeat the 1970's in our economic & social cycle more than the last 4 decades. until our own 2010 <sup>2010's</sup> twist

- Similarities
  - strikes
  - disillusion
  - growth of H.A movement
  - Capitalism breaking
  - ending banks
  - changes in the way banks lend to first time buyers from <sup>Bank of England</sup> <sup>so to</sup> building societies
- disparity in wealth most rich to poorest
- terrible pop? Street pop

desperate need for more houses

- London is full & too expensive.
- changes in local government & radical legislation which impacts for a generation.
- concern about immigration as cross party political consensus can't agree any more people.

### Housing

- o Lost 18 months time in housing most radical of my
- o End to lifetime tenancies
- o Carries care for rents
- o Restriction
- o cut & regen off CIB / LHA
- o Housing associations becoming more like Wimpey

→ much of this change in the social contract between government and the people has gone through with little or no general publicity, strikes, walk outs or socialist class battles

→ Is Sanit housing as we know it  
with property & money a minority /  
a cross back to

the 1970's

- Good point to use of tv. advertising rather than doing a powerpoint presentation
- ⇒ Flaming associations are adapting quickly to the new ~~new~~ ~~new~~ ~~new~~ world.
- We have to evolve or die. Better position to do so as a thoroughly <sup>start ideas</sup> hybrid than as a lone packet of <sup>approaches</sup> butter which will delight until only a few die hard sugar junkies

resembling our  
similarities  
few weeks are better  
than ever